

VARIANCES

What is a Variance?

Variance from the Zoning Ordinance shall not be authorized unless the Board of Adjustment finds sufficient evidence:

1. Of special circumstances or conditions applying to the land, building or use which do not apply to other properties in the district; and
2. That such special circumstances were not created by the owner or applicant; and that the Variance is the minimum relief necessary for the preservation and enjoyment of substantial property rights; and
3. That the Variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

The Board shall prescribe such conditions as deemed necessary to enforce this Ordinance, including, among other things, limitation of time for which a Variance shall be valid.

Board of Adjustment

The Board of Adjustment was formed in November 1995 to consider requests for variances from the Zoning Ordinance and appeals from the Zoning Administrators' interpretations of the Zoning Ordinance. Prior to the forming of the Board of Adjustment, the City Council served as the Board of Adjustment. The Mayor and City Council appoint members to serve for three (3) year terms. The Board meets on an as-needed basis. The Board of Adjustment consists of five members: [View Member List](#)